# KENT RIDGE

NORTH\_ 305.42 FEET, AS\_MEASURED ALONG THE WEST LINE, OF THE WEST 655.75 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SEETION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 40 FEET THEREOF;

ALSO EXCEPT THE SOUTH 20 FEET OF THE NORTH 60-EEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST LINE OF HAMLIN AVENUE AS-THE 60-FOOT RIGHT OF WAY PORTION THEREOF IS EXTENDED SOUTHERLY IN ITS REGULAR PLATTED DIRECTION;

ALSO EXCEPT THAT PORTION DEEDED TO THE TOWN OF ARLINGTON FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 1267619;

ALSO EXCEPT THAT PORTION DEEDED TO-CHERI FRENCH BY QUIT CLAIM DEED RECORDED UNDER AF#200102090758 AND QUIT CLAIMED TO PAUL AND SHARON CHASE BY QUIT CLAIM DEED RECORDED UNDER AF#200102090759.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

### DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT DAVID R. O'COMNOR, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND CASCADE BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO, THE RIGHT\_TO MAKE ALL NECESSARY\_SLOPES FOR EUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON, ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NAJURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHIEFI MAY BE OCEASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION. DRAINAGE AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. - THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS 100 AND 101 ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS. TO THE OWNERS OF LOTS 1 THROUGH 14 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN EMERGENCEY MAINTENANCE EASEMENT GRANTED AND GONVEYED TO THE CITY OF ARLINGTON. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARBLE FROM EACH LOT -

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 7 TH DAY OF MARCH, 2001.

175: Exec. VICE President

## PLAT RESTRICTIONS AND COVENANTS

- SCHOOL MITIGATION FEES SHALL BE ESTABLISHED BASED ON THE CURRENT ANNUALLY CERTIFIED AMOUNT AT THE TIME WHEN EACH BUILDING PERMIT IS ISSUED.
- NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17 AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE LOT OWNER(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS, AND COMMON AREAS IN WHICH TO INSTALL, LAY. CONSTRUCT, RENEW. OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.
- ". A 20 FOOT PRIVATE ACCESS EASEMENT APPROXIMATELY 143 FEET FROM THE NORTHWEST PROPERTY LINE SHALL BE GRANTED OVER THE EXISTING 20 FOOT PRIVATE ACCESS EASEMENT TO GRANT ALL LOTS ACCESS TO TRACT 101 OPEN SPACE.
- 200103140477 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES

### ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SNOHOMISH

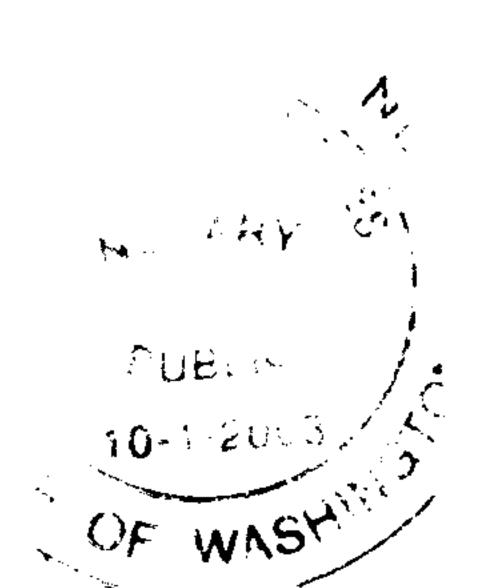
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID R. O'CONNOR IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3-07-01

(PRINT NAME): DAVID T. GARDHER NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT EXELL

MY APPOINTMENT EXPIRES 10-1-2007



STATE OF WASHINGTON

COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEUEN K. Enickson is the person who appeared before me, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE EXEC. VICE President of Cascade bank to be the free and voluntary ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3-7-01

SIGNATURE: Qab

(PRINT NAME): Janice Bodewiz NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Maysuille, WA

3-19-03 MY APPOINTMENT EXPIRES

### APPROVALS

EXAMINED AND APPROVED THIS 8 DAY OF March 2001 AT TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE 'LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE: THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 15 DAY OF MAYCH 2001, AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE

CHAIRPERSON-EITY-OF ARLINGTON PLANNING COMMISSION

DAY OF \_\_\_\_\_ 2001. THE CITY COUNCIL FINDS IN ADDITION THAT THE FINAL PLAT OF KENT RIDGE IS THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

# TREASURER'S CERTIFICATE

CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JACK W. TURPIN, THIS DAY OF MMM, 2001, MINUTES PAST 2Vm. AND RECORDED IN VOLUME - OF PLATS, PAGE(S)

2003145003 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

### LAND SURVEYOR'S CERTIFICATE

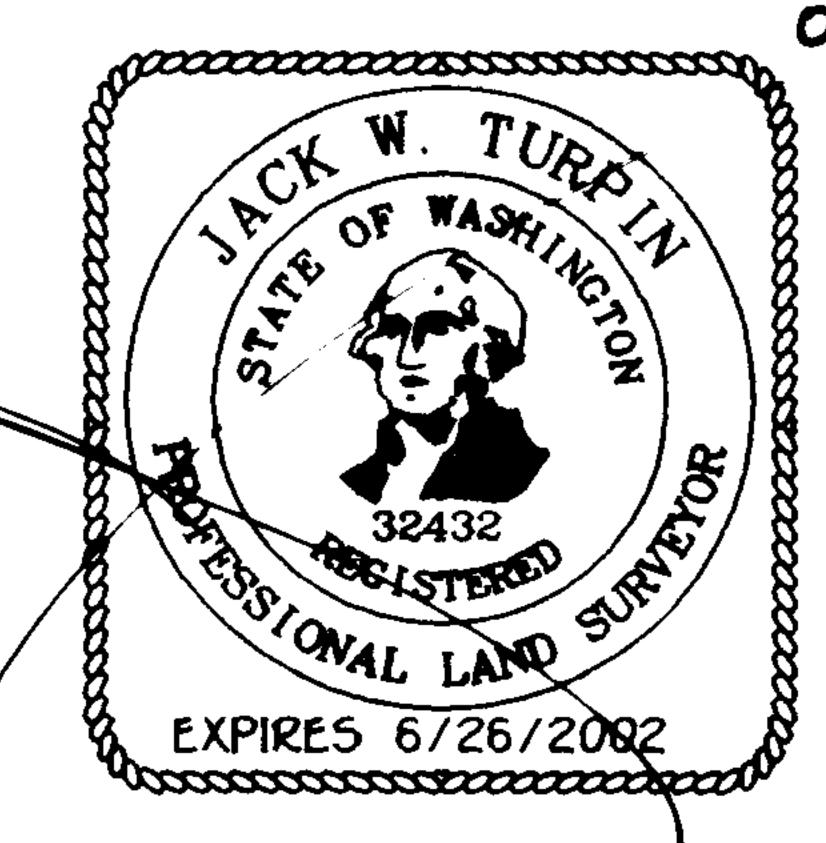
I HEREBY CERTIFY THAT THE PLAT OF KENT RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

03.06.01

JACK W. TURPIN PROFESSIONAL LAND SURVEYOR

CERTIFICATE NO. 32432

PAGE 1 OF 2



KENT RIDGE

IN THE SW 174 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CITY OF ARLINGTON ENOHOMISH COUNTY, WASHINGTON

A.S.P.I. (ALPHA SUBDIVISION PRO'S, INC.)-3307 RUCKER AVE EVERETT, WA 98201 (425) 252-1884-

